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finances of his little parish, and he gave personal attention and assistance in the establishment and management elsewhere of institutions like his own.

In 1849 he resigned his pastoral work, the duties of which had been conscientiously discharged up to that time, and for two years travelled extensively in Europe, Asia, and America to establish what was termed "Mother Houses," *i.e.*, homes for the deaconesses, from which their actual work could be done, and from which daughter houses might bud and fruit. His last work is even poetical in its denomination, being the establishment at Kaiserwerth of the "House of Evening Rest" for those deaconesses who had passed the period of active duty.

In 1864 death terminated the labors of this remarkable man, but there then existed over one hundred establishments or stations with four hundred and thirty deaconesses, from Jerusalem in the East to the prairie cities of our own country.

It is probable that he took little interest in the theological problems that stirred Germany during his active lifetime, and the fact that he was a Lutheran was an incident of birth and nationality. Such a character is not the product of any ecclesiastical organization, but one who has his gifts and the opportunity will do good work in any land and under any religion. His was eminently the religion of deeds, and his life exemplifies the truth of the adage, "*Laborare est orare.*"

(To be continued.)

EXTRACTS FROM THE REPORT OF THE TENEMENT- HOUSE COMMISSION, NEW YORK, 1901

By L. L. DOCK

(By permission)

OF all the great social problems of modern times incident to the growth of cities none is claiming public attention in a greater degree than that of the housing of the working people. Mere housing, however,—that is, merely providing shelter,—does not solve this problem. It only aggravates it by herding men and women together under conditions which inevitably tend to produce disease and crime. . . .

In most cities the housing problem is the problem of the small house rather than of the large tenement. . . . In New York, however, as in no other city in the land, it is the problem of the tenement-house,—the five-, six-, or even seven-story building, usually on a lot twenty-five feet in width and with as many as four families on each floor. . . .



A TYPICAL "BACK YARD," NEW YORK CITY

(See article on the Report of the Tenement-House Commission, 1901)

The housing problem is not a new question. It began to claim attention in England and in this country in the early part of the nineteenth century. . . . So much effort has been expended in European cities to remedy the evils of bad housing, that the commission had hoped to find in such cities useful suggestion and precedent. . . . Study in this direction has demonstrated beyond question that it is in New York that the most serious tenement-house problem in the world is to be found. . . .

THE TYPICAL NEW YORK TENEMENT.

It is known as the "double-decker," "dumb-bell" tenement, a type which New York has the unenviable distinction of having invented. It is a type unknown to any other city in America or Europe.

It is a building usually five or six or even seven stories high, about twenty-five feet wide, and built upon a lot of the same width and about one hundred feet deep. The building as a rule extends back ninety feet, leaving the small space of ten feet unoccupied at the rear, so that the back rooms may obtain some light and air. This space has continued to be left open only because the law has compelled it. Upon the entrance floor there are usually two stores, one on each side of the building, and these sometimes have two or three living-rooms back of them. In the centre is the entrance hallway, a long corridor less than three feet wide and extending back sixty feet in length. This hallway is nearly always totally dark, receiving no light except that from the street door and a faint light that comes from the small windows opening upon the stairs, which are placed at one side of the hallway.

Each floor above is generally divided into four sets of apartments, there being seven rooms on each side of the hall extending back from the street to the rear of the building. The front apartments generally consist of four rooms each and the rear apartments of three, making altogether fourteen rooms upon each floor, or in a seven-story house eighty-four rooms, exclusive of the stores and rooms back of them.

Of these fourteen rooms on each floor only four receive direct light and air from the street or from the small yard at the back of the building. Generally, along each side of the building is what is termed an "air-shaft," being an indentation of the wall to a depth of about twenty-eight inches, and extending in length for a space of from fifty to sixty feet. The shaft is entirely enclosed on four sides, and is, of course, the full height of the building, often from sixty to seventy-two feet high.

The ostensible purpose of the shaft is to provide light and air to the five rooms on each side of the house which get no direct light and air from the street or yard; but as the shafts are narrow and high, being enclosed on all sides and without any intake of air at the bottom,

these rooms obtain, instead of fresh air and sunshine, foul air and semi-darkness. Indeed, it is questionable whether the rooms would not be more habitable and more sanitary with no shaft at all, and depending for their light and air solely upon the front and back rooms into which they open, for each family, besides having the foul air from its own rooms to breathe, is compelled to breathe the emanations from the rooms of some eleven other families. Nor is this all; these shafts act as conveyers of noise, odors, and disease, and when fire breaks out serve as inflammable flues, often making it impossible to save the building from destruction.

A family living in such a building pays for four rooms of this kind a rent of from twelve dollars to eighteen dollars a month. Of these four rooms only two are large enough to be deserving of the name of rooms. The front one is generally about ten feet six inches wide by eleven feet three inches long; this the family use as a parlor, and often at night, when the small bedrooms opening upon the "air-shaft" are so close and ill-ventilated that sleep is impossible, mattresses are dragged upon the floor of the parlor, and there the family sleep, all together in one room. In summer the small bedrooms are so hot and stifling that a large part of the tenement-house population sleep on the roofs, the sidewalks, and the fire-escapes.

The other room, the kitchen, is generally the same size as the parlor, on which it opens, and receives all its light and air from the "air-shaft," or such a supply of it as may come in from the front room. Behind these two rooms are the bedrooms, so called, which are hardly more than closets, being each about seven feet wide and eight feet six inches long, barely large enough to contain a bed.

These rooms get no light and air whatever except that which comes from the "air-shaft," and except on the highest stories are generally almost entirely dark. Upon the opposite side of the public hall is an apartment of four exactly similar rooms, and at the rear of the building there are, instead of four rooms on each side, but three, one of the bedrooms being dispensed with. For these three rooms in the rear the rent is usually, throughout the city, from ten dollars to fifteen dollars a month. In the public hallways, opposite the stairs, there are provided two water-closets, each one being used in common by two families, and being lighted and ventilated by the "air-shaft," which also lights and ventilates all the bedrooms.

It is not to be wondered at, therefore, that the tenement-house system has become fraught with so much danger to the welfare of the community. . . . There is hardly a tenement-house in which there has not been at least one case of pulmonary tuberculosis within the last five years,



**THE MOST DENSELY POPULATED SPOT IN THE WORLD, HESTER STREET,
NEW YORK CITY**

(See article on the Report of the Tenement-House Commission, 1901)

and in some there have been as many as twenty-two different cases of this terrible disease. . . . From the tenements comes a stream of sick, helpless people to the hospitals and dispensaries, few of whom are able to afford the luxury of a private physician, and some houses are in such bad sanitary condition that few people can be seriously ill in them and get well. . . . The most terrible of all the features of tenement-house life in New York, however, is the indiscriminate herding of all kinds of people in close contact; the fact that, mingled with the drunken, the dissolute, the diseased, dwell the great mass of the respectable working-men of the city with their families.

(To be continued.)

EARLY STRUGGLES WITH CONTAGION

By ELLEN LA MOTTE

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OLD as the history of civilization is the history of the great diseases that have preyed upon mankind. The most ancient records, the works of the earliest historians, contain accounts of great plagues and pestilences which were subject to neither check nor bound, and which, once started, would sweep through whole communities or countries until the supply of victims was exhausted. These diseases were originated in and cultivated by a total lack of the commonest laws of hygiene; they were combated only by the religious rites and impotent methods of ignorance, and further increased and propagated by the commercial activity of nations.

Leprosy was rife. It is one of the oldest of known diseases, having existed in Egypt some three or four thousand years before Christ. During the Middle Ages the number of lazaret houses in Europe alone is estimated at twenty thousand; the number of individual cases and of separated colonies must therefore have brought the aggregate up to enormous figures. It was a disease that attacked rich and poor alike, and was met with everywhere in the civilized world.

The plague, or, as we now call it, bubonic plague, was perhaps the most terrible of all these diseases. It has been known to history since the second century, A.D., and from the sixth to the seventeenth century prevailed throughout Europe in epidemics of varying intensity. London seemed particularly subject to it. On an average of every decade or so, though sometimes as often as every three or four years, and again at intervals of twenty or thirty, there would be outbreaks of more or